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Frances Martin
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Our Ref: 211788

Your Ref: PP-10360244-v1

Direct: ☎ 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

25 January 2022

Your contact is: **Nathalie Weekes, Planning**

Dear Mr Sharky,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211788

Application type: Approval of Conditions

Address: 323 Southcote Lane Reading RG30 3BJ

Proposal: Application for approval of details reserved by conditions 3 (materials), 4 (landscaping), 5 (Construction method statement), 6 and 7(SAP assessment), 9 (cycle storage), 11 (EV charging) of application 211777

I refer to your Approval of Conditions application as described above.

Condition 3 - Schedule of materials

Planning permission 211777 requires the development to be built according to the materials schedule as submitted to be used in the construction of the external surfaces of the development.

The condition will be satisfied, providing that the works are undertaken in accordance with the approved details.

Condition 4 - Hard and soft landscaping

Condition 4 requires the submission of a comprehensive scheme of hard and soft landscaping to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The following details are **approved** pursuant to Condition 4:

Condition 4 Landscape plan P21-099 03-02-003 Rev B
Condition 4 Landscape specification Rev A

As received on 12 January 2022

You are advised to note the ongoing requirements of the condition which must be complied with.

Condition 5 - CMS

Condition 5 requires the submission of a site specific Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The following details are **approved** pursuant to Condition 5:

Condition 5 - Construction Method Statement
Condition 5 - Site Set Up Plan P21-099 03-02-005
As received 3 November 2021

Conditions 6 and 7 SAP assessment

Condition 6 and 7 require written verification demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor, be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The following details are **approved** pursuant to Conditions 6 and 7:

Condition 6/7 CombineReports ASHP
Condition 6/7 Combine Reports Boiler and PV

Condition 9 Cycle storage

Condition 9 requires the submission of a plan showing how 2 cycle parking spaces can satisfactorily be provided on site to be submitted to the Local Planning Authority for approval in writing, prior to first occupation of the premises hereby permitted. The approved bicycle storage spaces shall be provided in accordance with the approved details prior to first occupation and shall not be used thereafter for any purpose other than the storage of bicycles. The following details are **approved** pursuant to Condition 9:

Condition 9 and 11 Bike storage and car charging P21-099 03-02-004
As received 3 November 2021

Condition 11 EV charging

Condition 11 requires the submission of vehicle details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of one electric

vehicle charging points has been submitted to and approved in writing by the Local Planning Authority, before any building hereby permitted shall be occupied. No dwelling shall be occupied until the electric vehicle (EV) charging spaces have been fully provided in accordance with the approved details. The space shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter. The following details are **approved** pursuant to Condition 11:

Condition 9 and 11 Bike storage and car charging P21-099 03-02-004

As received 3 November 2021

Please note that it is the responsibility of the developer to ensure that all relevant conditions and documentation are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address as above.

Yours sincerely

SDV

PP

Nathalie Weekes

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>